

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved drainage concept, and Low Impact Development Plans (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 4) for comments and requirements. The drainage concept, and Water Quality Plan shall be submitted directly to Public Works.
- (2) An approved geology report. Please see attached Geologic review sheet comments and requirements.
- (3) An approved soils report. Please see attached Soils review sheet comments and requirements.
- (4) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (5) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (6) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (7) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (8) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Add the number "0" in front of Tract Map No. 72631 (e.g. TR 072631).
 - b. Provide a north arrow for the vicinity map.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - d. Provide a phasing map showing the proposed phasing sequences.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072631

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TENTATIVE MAP DATED 02-21-2014
EXHIBIT "A" MAP DATED 02-21-2014

- e. Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3 and 5).
- f. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- g. Please see attached Road review sheet for comments and requirements.
- h. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- i. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW *JML*
Prepared by John Chin
Tr72631L-new.doc
<http://planning.lacounty.gov/case/view/r2014-00135/>

Phone (626) 458-4918

Date 02-18-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT/PARCEL MAP NO. 72631

TENTATIVE MAP DATED 01/21/2014
EXHIBIT MAP 01/21/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. Prior to tentative map approval for drainage, submit a revised tentative map showing all publicly maintained debris basins as a fee title lot. Clearly delineate the fee title lot boundary.
4. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
5. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.

Reviewed by  Date 02/13/14 Phone (626) 458-4921
HAZEL PAROAN

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION

___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 72631
SUBDIVIDER _____ Del Sur Ranch, LLC
ENGINEER _____ SRC West, Inc.
GEOLOGIST _____ ---
SOILS ENGINEER _____ ---

TENTATIVE MAP DATED _____ 1/21/14 (Tentative)
LOCATION _____ Castaic
REPORT DATE _____
REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

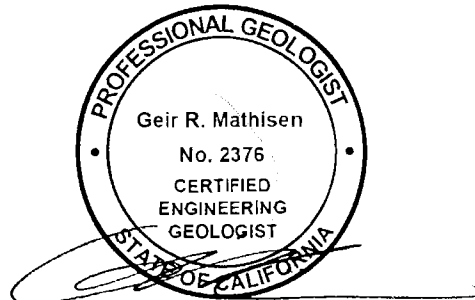
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. An engineering geology report is required to evaluate the feasibility of the proposed subdivision.
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply with the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

3. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
4. The Soils Engineering review dated 2/3/14 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____ Date 2/4/14
Geir Mathisen

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A864
Sheet 1 of 1

Tentative Tract Map 72631
Location Castaic
Developer/Owner Del Sur Ranch, LLC
Engineer/Architect SRC West, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 1/21/14

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
2. The site is located within a mapped liquefiable area, per the State of California Seismic Hazard Zone Map. Therefore, provide data and analyses to determine liquefaction potential of the on-site soils. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or to greater depths when deep foundations and/or subterranean structures are proposed. The highest historical groundwater table shall be used in the analyses unless a shallower level (higher elevation than historic high) is determined to be appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the California Department of Conservation, California Geological Survey "Special Publication 117A", dated 2008, and the Southern California Earthquake Center "Recommended Procedures for Implementation of DMG Special Publication 117", dated March 1999.
3. Provide static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient or subject to adverse bedding conditions. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous metals. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils samples in a saturated condition.
5. Show the following on the geotechnical map:
 - a. Approximate limits and depth of removal and recompaction of unsuitable soils.
 - b. Grading required for construction of buttress/stabilization fills.
 - c. All standard notes regarding fill compaction and soil density testing requirements.
 - d. All recommended mitigation measures, as necessary.
6. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.



Prepared by _____ Date 2/3/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/604/customer-service-survey>.


NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\homepub\Development Review\Soils Review\Jeremy\TR 72631, Castaic TTM-NA 1.doc

TENTATIVE MAP DATED 01/21/2014
EXHIBIT MAP DATED 01/21/2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
2. Approval of the latest Hydrology Study approved by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 2/5/14 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072631\SUB 072631\2014-01-23 TTR 072631 SUBMITTAL\Grading

TENTATIVE MAP DATED 02-11-2014
EXHIBIT "A" MAP DATED 02-11-2014

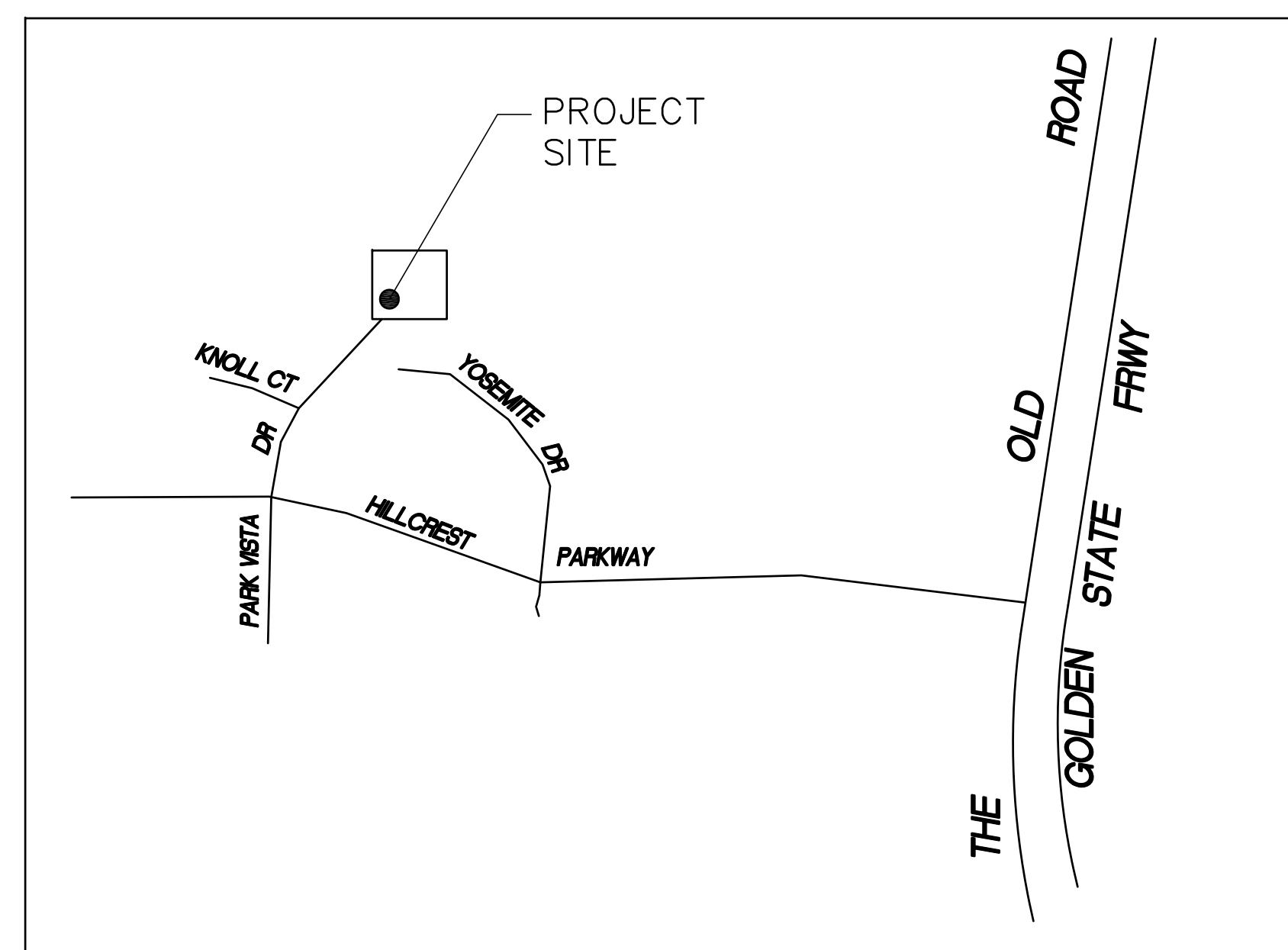
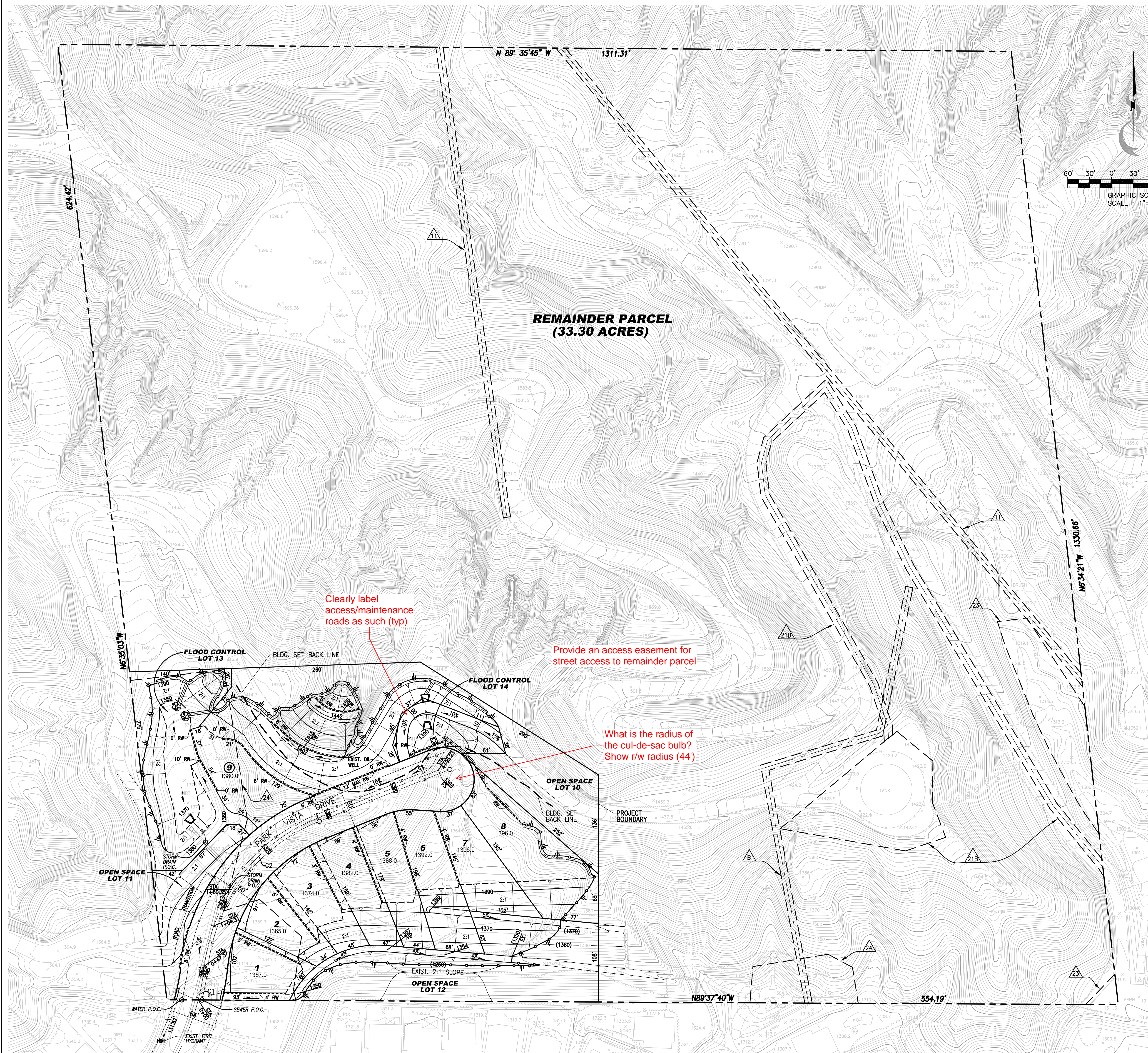
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Label the subdivision as "TRACT MAP NUMBER 072631." Add the preceding zero
 - b. Show the right of way radius of the cul-de-sac bulb on Park Vista Drive
 - c. Do not use the alternate street section. Show the sidewalk as adjacent to the property line in the typical section
 - d. Provide approval from the Fire Department for the extended length of residential streets over 700 feet. As shown, Park Vista Drive extends approximately 950 feet from Knoll Court.
 - e. Provide an access easement for street access to remainder parcel
 - f. See check print for additional comments

Prepared by Omar Ahmed ^{OA}
tr 072631r-new.doc

Phone (626) 458-4921

Date 02-18-2014



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
- SANTA CLARITA VALLEY AREAWIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATION IS: SUBURBAN RESIDENTIAL, H5 (SDU/AC).
- LOS ANGELES COUNTY ZONING IS: R1-5000
- ASSESSOR PARCEL NUMBER: 2865-019-008 WITH A GROSS AREA OF 39.44 ACRES.
- THOMAS BROTHERS PAGE #'S: 4459; G2.

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - VALENCIA WATER COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE - AT&T
- CABLE TV - TIME WARNER CABLE
- SCHOOLS - CASTAIC UNION SCHOOL DISTRICT
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

EASEMENT NOTES:

- ITEM 5 - AN EASEMENT TO RICHFIELD OIL CORPORATION FOR PIPELINE AND APPURTENANCES, INGRESS AND EGRESS, INSTRUMENT NO. 1689 IN BOOK 38081, PAGE 282, DATED JANUARY 21, 1952. SUBSEQUENTLY ASSIGNED TO BELL PETROLEUM COMPANY, INSTRUMENT NO. 73206, PAGE 346, O.R. DATED NOVEMBER 20, 1953. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).
- ITEM 11 - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD ELECTRICAL AND TELEPHONE LINES AND APPURTENANCES, INSTRUMENT NO. 2830 IN BOOK 44163, PAGE 191, O.R., DATED MARCH 25, 1954.
- ITEM 20 - AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON, INSTRUMENT NO. 81-379493, O.R., DATED APRIL 15, 1981. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).
- ITEM 21B - AN EASEMENT FOR CONSTRUCTING AND MAINTAINING WATER MAINS, RESERVOIR TANKS AND INCIDENTAL PURPOSES TO VALENCIA WATER COMPANY, INSTRUMENT NO. 90-814117, O.R. DATED MAY 3, 1990.
- ITEM 23 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES FLOOD CONTROL DISTRICT, INSTRUMENT NO. 89-1476222, O.R. (TRACT 45335 IN BOOK 1140, PAGES 52-60).
- ITEM 24 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 94-1151981, O.R. (TRACT 51325 IN BOOK 1205, PAGES 93-97).
- ITEM B - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SYSTEMS, INSTRUMENT NO. 89-1957578, O.R., DATED DECEMBER 9, 1989.

APPLICANT AND PROPERTY OWNER:

DEL SUR RANCH, LLC
16633 VENTURA BOULEVARD, SUITE 1330
ENCINO, CA. 91436
(818) 986-8890
ATTN: ALEKS BAHARLO

ENGINEER/PLANNER:

SRC WEST, INC.
25322 RYE CANYON ROAD, SUITE 201
SANTA CLARITA, CA. 91355
(661) 257-6570
ATTN: RON DRUSCHEN

GEOTECHNICAL ENGINEER:

PACIFIC SOILS ENGINEERING, INC.
10653 PROGRESS WAY
CYPRESS, CA. 90630
(714) 220-0770
ATTN: JEFF ERNST

AERIAL TOPOGRAPHY:

BARTON/WALTERS AND ASSOCIATES
7225 ALABAMA AVENUE
CANOGA PARK, CA. 91303
(818) 884-9911

PLAN NOTES:

- THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED.
- PRESENTLY THERE ARE TWO EXISTING FLOOD CONTROL BASINS ONSITE.
- APN 2865-019-008 GROSS AREA IS 39.44 ACRES
- NET SUBDIVIDED PROJECT AREA IS 6.14 ACRES.
- THE ENTITLEMENT REQUEST PROPOSES TO SUBDIVIDE A PORTION OF APN 2865-019-008 INTO 9 SINGLE FAMILY RESIDENTIAL LOTS, 2 FLOOD CONTROL LOTS, 3 OPEN SPACE LOTS AND ONE REMAINDER PARCEL.
- APPLICANT REQUESTS THE RIGHT TO RECORD MULTIPLE FINAL MAPS PER SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT).
- APPLICANT REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
- APPLICANT REQUESTS THE RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO THE RECODATION OF FINAL MAPS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
- A HOMEOWNERS ASSOCIATION IS TO BE ESTABLISHED TO MAINTAIN COMMON OPEN SPACE AREAS.
- MAXIMUM MANUFACTURED SLOPE GRADIENT SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- THERE ARE NO OAK TREES ONSITE. THEREFORE, NO OAK TREES ARE TO BE REMOVED PER THE LOS ANGELES COUNTY OAK TREE ORDINANCE.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
ASSESSOR PARCEL NUMBER: 2865-019-008

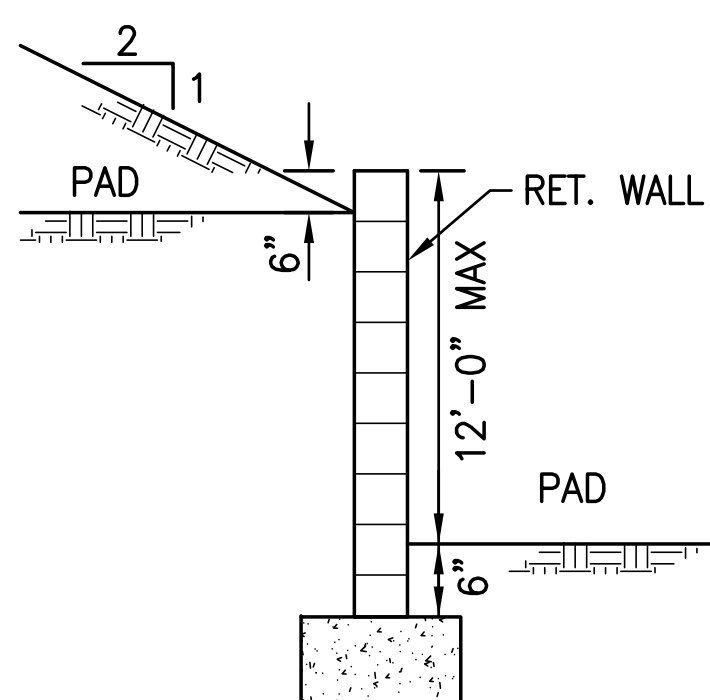
BENCHMARK:

L&BRAD, 22' E/O BCR, NE CORNER OF HILLCREST PARKWAY AND PARK VISTA DRIVE, ELEVATION 1,309.957', NEWHALL (2009), L 7095 NAVD 88 DATUM

Provide statement indicating whether or not the civil engineer or land surveyor will set boundary monuments prior to filing with the County Recorder of the final map.

CIRCULATION:

- PARK VISTA DRIVE TO BE A PUBLIC RIGHT OF WAY.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- ALTERNATE STREET SECTIONS ARE PROPOSED AS SHOWN PER GOVERNMENT CODE TITLE 21, SECTION 21.24.090.
- CUL DE SAC DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.



TYP. RET. WALL DETAIL
NTS

OPEN SPACE LOT AREA SUMMARY

LOT NO.	SQ. FT.
10	59,509
11	10,238
12	35,737

FLOOD CONTROL FACILITY LOT AREA SUMMARY

LOT NO.	SQ. FT.
13	27,345
14	8,338

LOT SUMMARY

TYPE	LOTS
* SINGLE FAMILY	1-9
* OPEN SPACE	10-12
* FLOOD CONTROL	13-14
TOTAL:	14

STREET CENTERLINE CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	$\Delta=07^{\circ}75'38''$	350.0'	47.37'	23.72'
C2	$\Delta=61^{\circ}75'85''$	250.0'	269.47'	149.50'

RESIDENTIAL LOT AREA SUMMARY (GROSS)

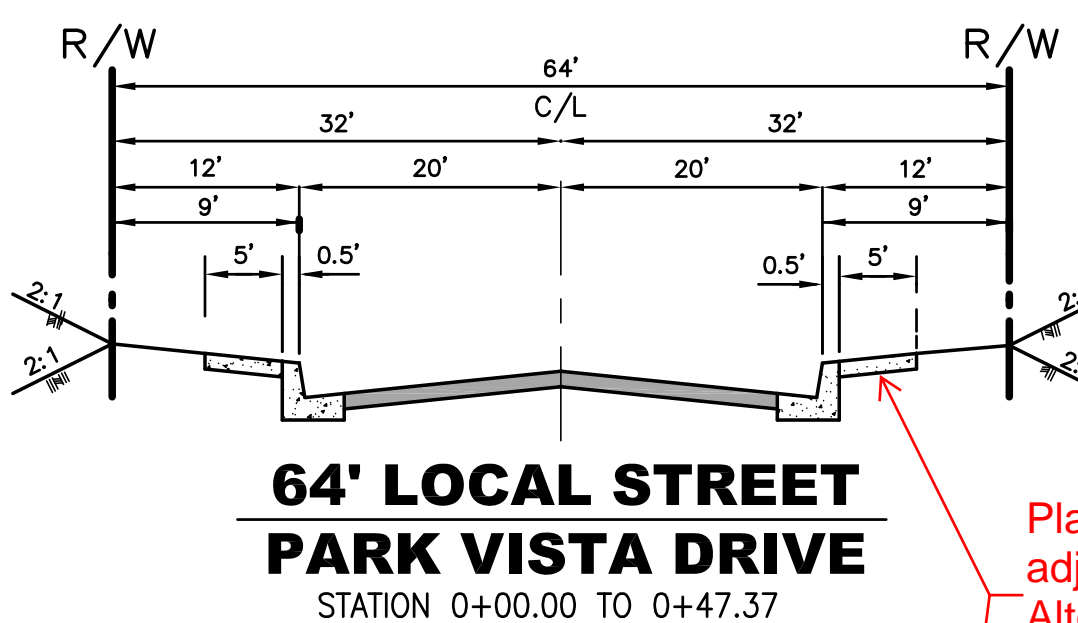
LOT NO.	SQ. FT.
1	8,734
2	8,710
3	9,152
4	8,862
5	9,160
6	12,390
7	10,052
8	18,306
9	10,295

NOTE: LOT SQ. FT. INCLUDES THE 6' PARKWAY AREA BEHIND THE SIDEWALK PER SECTION 21.24.090 OF THE TITLE 21 SUBDIVISION CODE

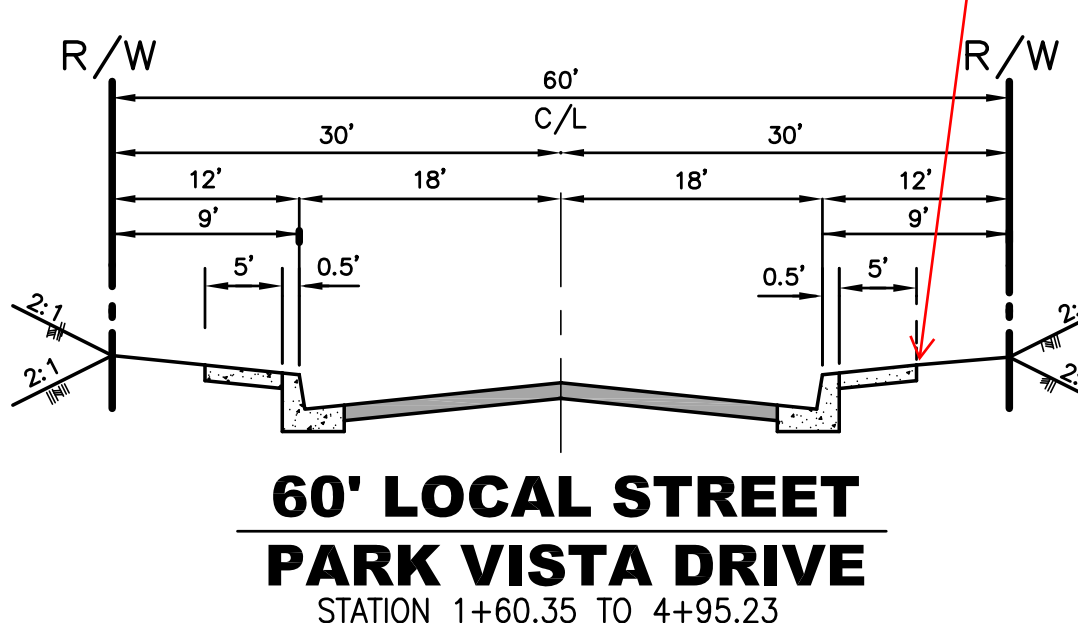
This is not applicable with the standard road section. The lot square footage will need to be adjusted

STREET SECTIONS

NOT TO SCALE



64' LOCAL STREET
PARK VISTA DRIVE
STATION 0+00.00 TO 0+47.37



60' LOCAL STREET
PARK VISTA DRIVE
STATION 1+60.35 TO 4+95.23

* TRANSITION FROM 64' RIGHT OF WAY TO 60' RIGHT OF WAY OCCURS BETWEEN STATION 0+47.37 TO 1+60.35.

REVISION	DESCRIPTION	BY	DATE



VESTING TENTATIVE MAP
TRACT NO. 72631

S R C WEST, INC.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JC
DRAWN:	J.S.PENCE
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	1-16-14
SCALE:	1"= 60'
JOB NUMBER:	955-004



HASSAN HARIRCHI
R.C.E. No. 60006

DATE

SHEET NO.

1

OF 1 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 072631
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
JANUARY 16th, 2014


It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map and/or exhibit map is required to show the following items:
 - a. Show the location of existing sewer mainline and callout the proposed points of connection.
 - b. Show proposed sewer mainline with solid line type, and existing sewer mainline with dashed line type.
 - c. Label existing sewer mainline with the PC number.
 - d. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - e. Show any off-site improvements required by the approved area study, if any.

TENTATIVE MAP DATED 01-14-2014
EXHIBIT "A" MAP DATED 01-14-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Based on information available to our office, this project site is not within an existing water district. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map and/or exhibit map is required to show the following items:
 - a. Label existing water main lines with the name of corresponding water purveyor.
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.


Prepared by Imelda Ng
tr72631w-new.doc

Phone (626) 458-4921

Date 02-13-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 072631

TENTATIVE MAP DATED 02-21-2014
EXHIBIT "A" MAP DATED 02-21-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

Tr72631L-new.doc

<http://planning.lacounty.gov/case/view/r2014-00135/>

Phone (626) 458-4918

Date 02-18-2014

The following reports consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
10. The first unit of this subdivision shall be filed as Tract No. 72631-01, the second unit, Tract No. 72631-02, and the last unit, Tract No. 72631.
11. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
12. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 02-21-2013
EXHIBIT "A" MAP DATED 02-21-2013

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by John Chin

Tr72631L-new.doc
<http://planning.lacounty.gov/case/view/r2014-00135/>

Phone (626) 458-4918

Date 02-18-2014

The following conditions are draft conditions and subject to change. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 to 32 feet from centerline on both sides of Park Vista Drive.
2. Construct new driveways to the satisfaction of Public Works.
3. Construct curb, gutter, base, pavement, and sidewalk (adjacent to the property line) along the property frontage on Park Vista Drive.
4. Construct any new parkway improvements (sidewalk, driveways, curb ramps, landings, etc) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
5. Repair any damaged improvements during construction to the satisfaction of Public Works.
6. Plant street trees along the property frontage on Park Vista Drive to the satisfaction of Public Works.
7. Construct drainage structures on Park Vista Drive to the satisfaction of Public Works
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Provide and install street name signs prior to occupancy of buildings.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
12. Street Lighting: Pending review.